

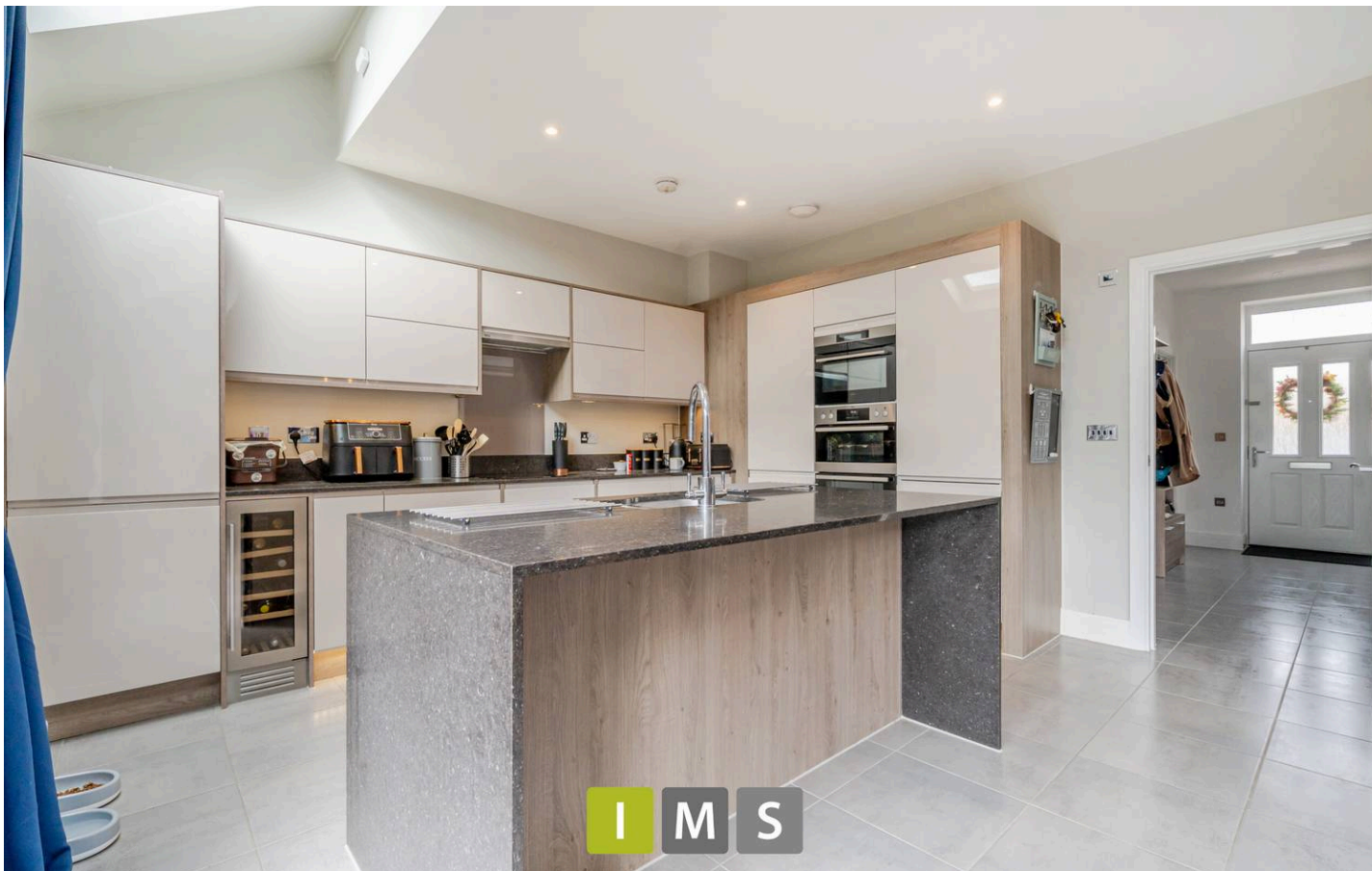


4 Simpson Drive, Upper Heyford

Bicester



Guide Price £585,000



I M S

4 Simpson Drive

Upper Heyford, Bicester

IMS are delighted to present this immaculate 4-bedroom detached family home, ideally situated in the sought-after Heyford Park development in Upper Heyford. This exclusive community blends charming character buildings with contemporary design, set against the backdrop of the beautiful Oxfordshire countryside.

The 'Darcy' is a stunning double-fronted home arranged over three floors, built to a high specification and offering generous, versatile living space for modern family life.

At the heart of the home is the **dual-aspect open-plan lounge and dining room**, a bright and spacious area perfect for entertaining or relaxing. The space flows seamlessly into the **stylish kitchen-diner**, complete with **skylights**, **central island**, and **bi-folding doors** that open onto the private rear garden. The kitchen also features high-quality integrated appliances, creating a sleek and functional environment ideal for everyday living and social gatherings.

A separate **study** off the hallway provides a quiet space for working from home, tucked away from the main living areas.



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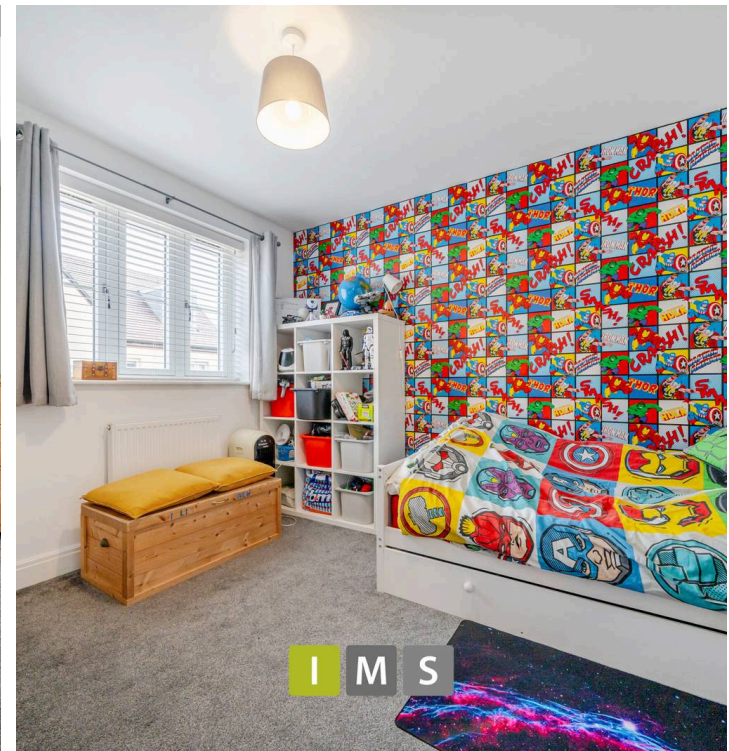
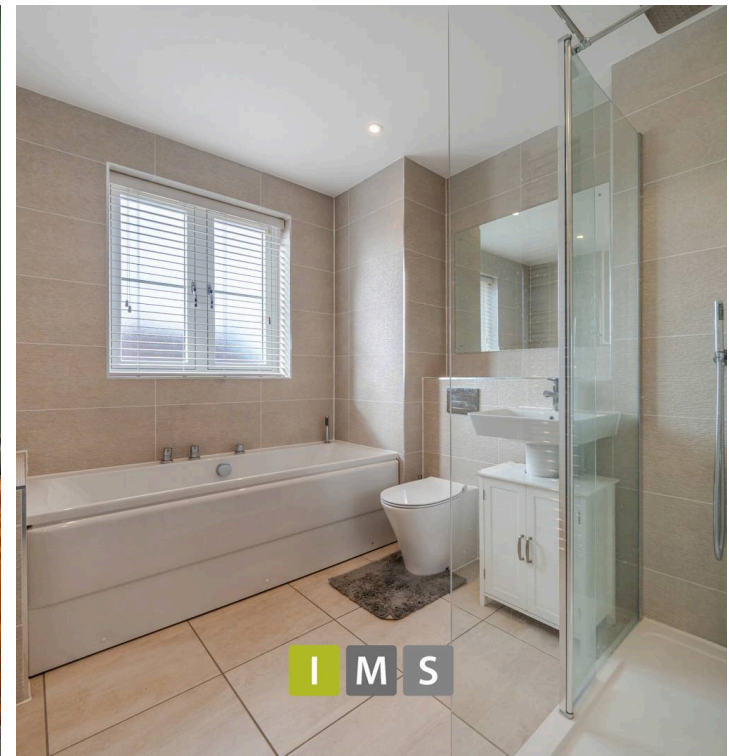
Upper Heyford, Bicester

The **top floor is dedicated to a luxurious master suite**, boasting a spacious bedroom, a private **dressing room**, and a **contemporary en-suite** with a **rainfall shower**, offering a true retreat from the rest of the home. On the **first floor**, you'll find three further double bedrooms, one of which benefits from its own modern **en-suite shower room**, also featuring a rainfall shower. A well-appointed family bathroom and a convenient downstairs cloakroom complete the accommodation.

Outside, the property offers an **enclosed, private rear garden** mainly laid to lawn with a patio—perfect for outdoor entertaining. Additional features include a **single garage, driveway parking for two vehicles**, and an **electric vehicle charging point**.

Heyford Park offers a unique blend of rural living and community spirit, set within 1,231 acres of open space. Residents benefit from on-site amenities including a village pub, shops, school, community centre, and a central village green. Just under 6 miles away, the thriving market town of **Bicester** offers further shopping, dining, and leisure facilities—including the world-renowned **Bicester Village** outlet.

With excellent **road and rail links** to **Oxford, London**, and **Birmingham**, this outstanding family home combines the best of countryside charm and modern convenience.





4 Simpson Drive

Upper Heyford, Bicester

Key Information

Sale Price £585,000

Tenure: Freehold

Council Tax band: F

EPC grade: B

Central Heating: Gas

Flood Risk: Surface Water Very Low

Utilities: Mains Thames water, Electric and Gas (currently EON)

Parking: Side of the House Garage, Drive Way for 3 (Tandem)

Drainage to Public Sewer: County Water

Broadband Estimated Speed: Standard 15mbps, Superfast 48mbps, Ultrafast

940mbps <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Current Broadband: See the Light 80mbps (suppliers are restricted, ask Agent for details)

Mobile signal: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Links: <https://planningregister.cherwell.gov.uk/>

Simpson Drive, Upper Heyford, Bicester, OX25

Approximate Area = 1894 sq ft / 176 sq m (includes garage)

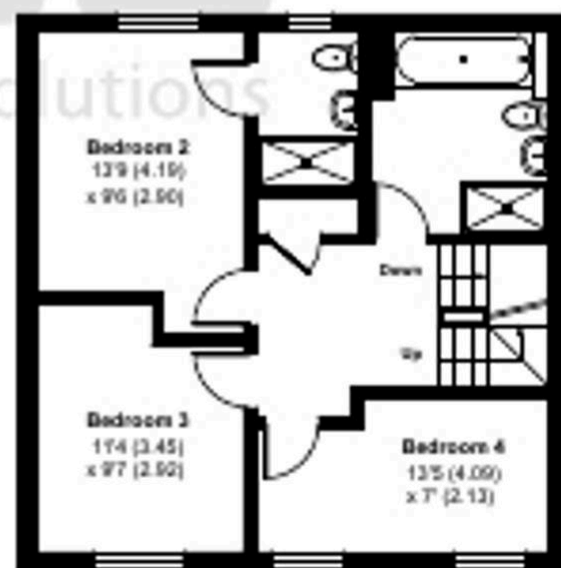
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GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © November 2022.
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